1. **6:30 P.M. CALL TO ORDER**

Vice-Chair Davis called the September 4, 2013 meeting of the Thurston County Planning Commission to order at 6:30 p.m. Commissioners provided self-introductions.

**Attendance:** Vice-Chair Jennifer Davis, Commissioners, Christine Spaulding, Chris Earle, Ed Fleisher, Donna Nickerson & Tim Kramer

**Absent:** Bill Jackson, Chris Lane & Scott Nelson

**Staff:** Scott Clark, Jeremy Davis, Christy Osborn, Scott McCormick, Resource Stewardship Department, Mike Kain, Resource Stewardship Department, Robin Campbell, Commissioner’s Office, Fred Evander with TRPC

**Guests:** City of Rainier

2. **6:30 P.M. APPROVAL OF AGENDA**

No action was recorded at the beginning of the meeting, however at the end of the meeting the actions were re-read and the agenda was approved.

3. **6:32 P.M. APPROVAL OF MINUTES**

No action was recorded at the beginning of the meeting; however at the end of the meeting the actions were re-read.


There was one amendment to August 7, 2013 on page 2 take out the word growth in current population numbers.

4. **6:31 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which public hearings have been held.)**

No members of the audience chose to speak.

The official audio is available on line at:
http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html

5. **6:31 P.M. STAFF UPDATES**

Mr. Clark provided the following staff updates but they were not recorded only re-read at the end of the meeting for action:

- The Planning Department will be holding interviews for the Senior Planning Position very soon.
- The Interim permitting strategies were discussed with the upcoming listed species.

**00:18:00 – Recording Started Here:**


*Staff: Jeremy Davis, Christy Osborn, Scott Clark & Robin Campbell, Commissioner’s Office*

Ms. Osborn started the presentation on the CFP. Mr. Swartout, the Planner who has worked on the CFP for so many years has retired and therefore the process of getting the draft together to go before the PC then the BOCC has been slower than normal. The BOCC will be voting on the budget on November 17, 2013 and the final CFP needs to be within that process.

A brief list of requirements to be within compliance was then gone through leading into priorities and changes from last year. Each department’s additions, deductions or changes were gone through. A discussion ensued.

7. **7:08 P.M. PUBLIC HEARING: Rainier Fire Station**

*Staff: Jeremy Davis, Fred Evander with TRPC & City of Rainier*

**Vice-chair Davis opened the public hearing on Rainier Fire Station at 7:08 p.m.**

Fred Evander gave a brief presentation of the issue before the PC for the Rainier Fire Station. The proposal would expand the urban growth area for the City of Rainier by one parcel which currently has the Rainier Fire Station on it.

No members of the audience chose to testify.

**Vice-chair Davis closed the public hearing on Rainier Fire Station at 7:11 p.m.**
8. **7:11 P.M. PUBLIC HEARING: Agritourism**  
*Staff: Scott McCormick & Mike Kain, Resource Stewardship Department*

Scott McCormick gave a brief presentation of the issue before the PC for Agritourism and the overlay district. Letters from constituents were given out to the PC.

**Vice-chair Davis opened the public hearing on Agritourism at 7:21 p.m. 33:00**

1. Jim Flynn – 2404 Galloway Street SE Olympia, WA 98501  
2. Elisa Kaufman – 10806 Kuhlman Road SE Olympia, WA  
3. Jill Nelson – 3624 Waldrick Road SE Olympia, WA 98501  
4. George Sharp – 3022 Langridge Loop Olympia, WA 98502  
5. Michael Cade – 665 Woodard Square Loop SE Lacey  
6. Scott Nelson – Case Road SW  
7. Ron Nelson – No Address Given  
8. Sandra Romero – Thurston County Board of County Commissioner  
9. Myrna Orsini – 8431 Waldrick Road SE Olympia, WA 98501  
10. Jeff Miller – Lewis County

**Vice-chair Davis closed the public hearing on Agritourism at 7:46 p.m.**

9. **7:47 P.M. Work Session: Rainier Fire Station**  
*Staff: Jeremy Davis, Fred Evander with TRPC & City of Rainier*

The map was re-shown to the PC to define the parcel that would be added to the Urban Growth Area.

**MOTION:** Commissioner Fleisher moved approval of Mr. Evander's recommendation of expansion of the Rainier Urban Growth Area to include one, one acre parcel and designate the parcel as a public facility within the City of Rainier Comprehensive Plan and moreover to adopt the findings that are proposed by Mr. Evander. Commissioner Spaulding seconded. Motion carried.

10. **7:49 P.M. Set Public Hearing: Capital Facilities Plan**  
*Staff: Jeremy Davis & Christy Osborn*

**MOTION:** Commissioner Spaulding proposed to set the public hearing on the Capital Facilities Plan for October 2, 2013. Commissioner Earle seconded. Motion carried.

11. **7:50 P.M. Work Session: Agritourism**  
*Staff: Scott McCormick & Mike Kain Resource Stewardship Department*

Commissioner Davis asked staff to clarify where specific parcels were that were discussed during public testimony and if they were within the proposed boundary of the proposed AOD. Further information will have to be provided by staff after research.
Specific parcels were discussed and why they would be left out of the AOD boundary.

Discussion was had in regards to what the focus is (agricultural or tourism) and the advantages and disadvantages. Further evaluations of the southern county areas were looked at due to the driving force of the main reason for the overlay district and the economy within that area for agriculture. Since this is the beginning stages of this proposal a certain area was segregated out to see how the effects will economically affect the farms in southern Thurston County. A time of 18 months for further review was suggested.

Sandra Romero was asked to come up to the table to discuss the idea of the proposed byway. Further action will be taken by the BOCC on this issue as soon as the AIS has been completed and voted upon.

The following requests were made by the PC to staff with the expectation that at the October 2, 2013 work session they will be addressed:

1. A map that shows the proposed corridor on top of the original district with proposed changes.
2. Out of the public testimony that included separate parcels give the PC information on each parcel that was pointed out where the person of interest wanted to be included.
3. Give the PC some idea of the downside/cons to doing a County wide overlay district and/or expanding to long term Ag and properties that are in active agriculture. Also does this have to be a hard boundary or could this be more by criteria?
4. Economical information about properties that will be benefitting from the overlay district was requested.

12. **9:00 P.M. CALENDAR**

September 18, 2013 – Commissioner Nickerson will not be in attendance.

**NOTE: Due to the beginning of the meeting recording glitch the first 18 minutes of any action items were briefly discussed for the recording secretary.**

13. **9:03 PM ADJOURN**

With there being no further business, Chair Nelson adjourned the meeting at 9:03 p.m.

Jennifer Davis, Vice-Chair

Prepared by Carrie Toebbe, Recording Secretary